

RURAL ZONING

Zoning establishes the allowed amount and location of development on a property, as well as how the property can be used.

WHAT'S THE COMP PLAN DIRECTION FOR RURAL AREA ZONING?

- Zone for what we want to see in the future – our desired future character is defined in the Illustration of Our Vision
- Simple and predictable – owners, neighbors, and developers should all know what to expect
- Maintain rural character – limit the density, bulk, and use of development to the historic character of 35 acre or greater parcels, less than 10,000 square feet of building, and residential/agricultural use

WHY CHANGE THE EXISTING RURAL AREA ZONING?

None of the existing zoning fully achieves the Comp Plan direction.

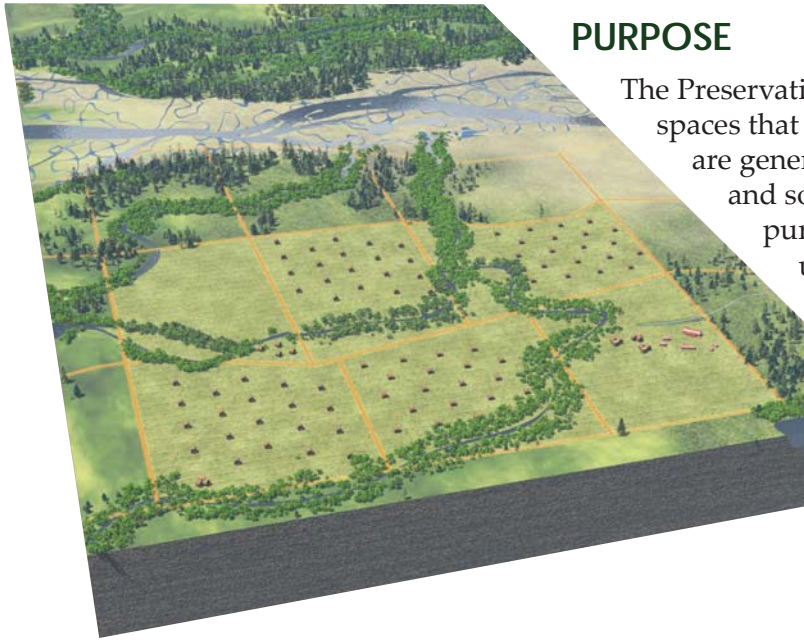
- **NC-SF (Neighborhood Conservation-Single Family)** – The community desires rural character and improved natural resource protection, but NC-SF zoning continues to allow subdivision into 3 acre lots and exempts properties from many of the current wildlife and natural resource protections.
- **NC-PUD (Neighborhood Conservation-Planned Unit Development)** – The community desires predictability and simplicity, but each PUD has unique requirements that have not evolved since their original approval sometime prior to 1994. For example the amount of impervious surface allowed on a lot in Spring Creek is not based on lot area, it is based on the sum of all other impervious surface in the development and a total allowable amount.
- **Rural** – The community desires predictable standards that are based on transforming existing character into desired future character. The Rural zone effectively establishes a desired future character of 35-acre minimum lot sizes and a ratio of development to open space. However, it currently applies to parcels from less than 1 acre to over 1,000 acres, so it needs to be broken up to effectively address current character and lead a transition to desired future character.
- The community desires **simple predictable zoning** based on desired future character. The 6 other zoning districts in the rural areas of the community apply to less than 20 parcels each and are all designed to address some specific issue, rather than having that issue addressed in the context of the desired future character of the area.

WHAT ARE THE NEW CONCEPTS FOR RURAL AREA ZONING?

There are four new zoning concepts being considered:

- **Preservation (Pr)**
- **Conservation-2 (Cn-2)**
- **Conservation-1 (Cn-1)**
- **Clustering (Cl)**

ZONING: PRESERVATION (PR)



PURPOSE

The Preservation zone is characterized by large, contiguous open spaces that remain undeveloped. Parcels in the Preservation zone are generally located away from Complete Neighborhoods and some are already under conservation easement. The purpose of the zoning district is to preserve existing undeveloped open space and agricultural character through active stewardship, including agriculture.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	PRESERVATION (Pr) CONCEPT	EXISTING RURAL ZONE REGULATIONS
<i>Density</i>	1 unit per 35 acres	1 unit per 35 acres
<i>Bulk & Scale</i>	.0066 ratio of floor area to site area (FAR) – basements exempt	.007 ratio of floor area to site area (FAR) – basements exempt
<i>Site Coverage</i>	5% ratio of impervious surface to site area 95% ratio of native landscape to site area (does not preclude agricultural planting)	95% ratio of landscape to site area
<i>Maximum House Size</i>	8,000 sf habitable/10,000 sf total –including basements	8,000 sf habitable/10,000 sf total –basements exempt
<i>Primary Uses</i>	No change	Agriculture, Single-Family Residential
<i>Accessory Uses</i>	Agriculture: see “Agriculture Promotion” Single-Family: guesthouse, home occupation, agriculture	Agriculture: see “Agriculture Promotion” Single-Family: ARU, home occupation
<i>Conditional Uses</i>	Uses that maintain agricultural character but are not agriculture	Institutional, Nurseries, B&B, Dude Ranch, Recreation/Resort, Aeronautical, Home business
<i>Setbacks</i>	Street: no change Resources: no change through this process	Street: 50 ft, Rear: 40 ft, Side: 30 ft Resources: varies by resource
<i>Clustering</i>	Single development area, located as determined by natural resources, retaining right to privacy	As determined by natural resources
<i>Stewardship</i>	Wildlife friendly design without impeding property rights	Wildlife friendly design

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

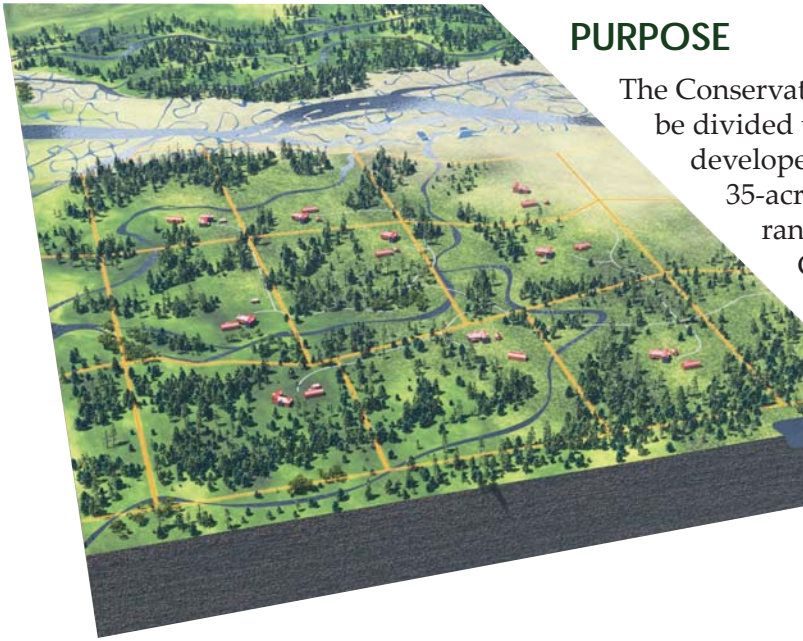
Detrimental

Neutral

Instrumental



ZONING: CONSERVATION-1 (CN-1)



PURPOSE

The Conservation-1 zone is characterized by parcels that cannot be divided using the 35-acre exemption, but have not been developed into a platted subdivision. Parcels created using the 35-acre exemption are the typical situation, but properties range from 5 to 50 acres in size. The purpose of the Conservation-1 zone is to conserve and design already divided land to provide the highest quality habitat and connectivity function possible.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	CONSERVATION-1 (CN-1) CONCEPT	EXISTING RURAL/NC-SF ZONE REGULATIONS
<i>Density</i>	1 unit per 35 acres	Rural: 1 unit per 35 acres NC-SF: 1 unit per 3, 6, 10, or 20 acres depending on slopes and groundwater
<i>Bulk & Scale</i>	Sliding scale based on .35 ratio of floor area to site area (FAR) on .25 acres and a maximum of 10,000 sf at 5 acres	Sliding scale with 5 break points allowing a .43 ratio of floor area to site area (FAR) on small lots and over 10,000 on properties over 10 acres
<i>Site Coverage</i>	5% ratio of impervious surface to site area 60-95% ratio of native landscape to site area	40-95% ratio of landscape to site area
<i>Maximum House Size</i>	8,000 sf habitable/10,000 sf total – including basements	8,000 sf habitable/10,000 sf total – basements exempt
<i>Primary Uses</i>	No change	Agriculture, Single-Family Residential
<i>Accessory Uses</i>	Agriculture: none Single-Family: guesthouse, home occupation, agriculture	Agriculture: see “Agriculture Promotion” Single-Family: ARU, home occupation
<i>Conditional Uses</i>	None	Rural: Institutional, Nurseries, B&B, Dude Ranch, Recreation/Resort, Aeronautical, Home business NC-SF: Home business
<i>Setbacks</i>	Street: no change Resources: no change through this process	Street: 50 ft, Rear: 40 ft, Side: 30 ft Resources: varies by resource
<i>Clustering</i>	Single development area, located as determined by natural resources, retaining right to privacy	Rural: determined by natural resources NC-SF: none
<i>Stewardship</i>	Wildlife friendly design without impeding property rights	Wildlife friendly design

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

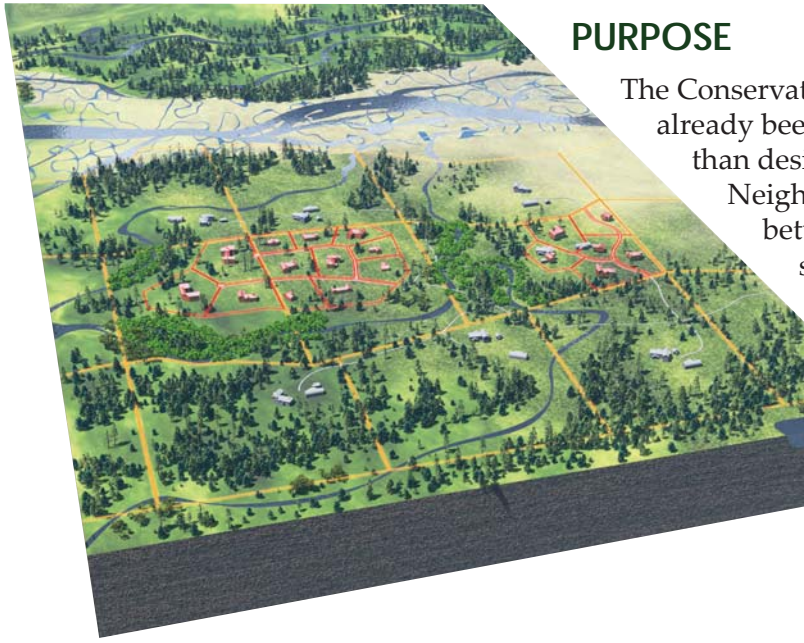
Detrimental

Neutral

Instrumental



ZONING: CONSERVATION-2 (CN-2)



PURPOSE

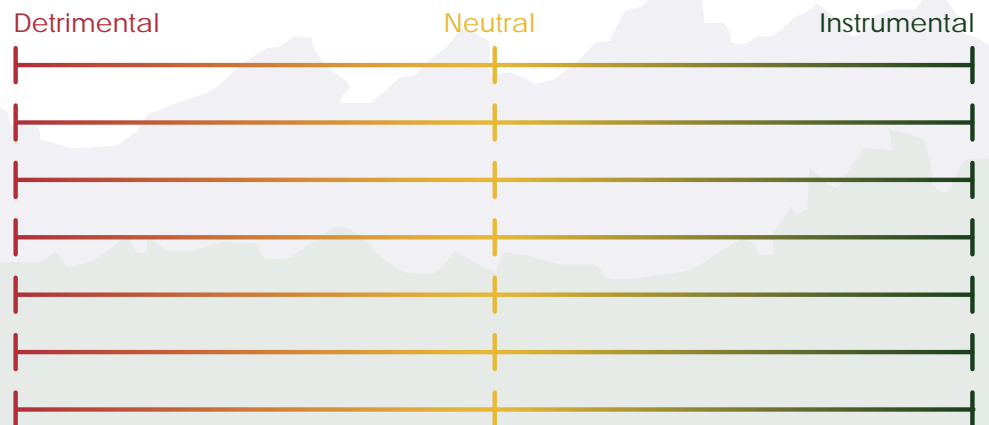
The Conservation-2 zone is characterized by parcels that had already been subdivided prior to 1994 into lots that are smaller than desired for rural areas, but are not located in a Complete Neighborhood. Properties of this character are generally between 3-6 acres, but there is a wide variety of actual sizes – from as small as .25 acres to as large as 10 acres. Some of these areas are adjacent to Complete Neighborhoods, but most, while near a Complete Neighborhood, are isolated enough that vehicle travel is required to reach services. The purpose of the Conservation-2 zone is to improve the management and design of development in these existing subdivisions to increase wildlife permeability and open space.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

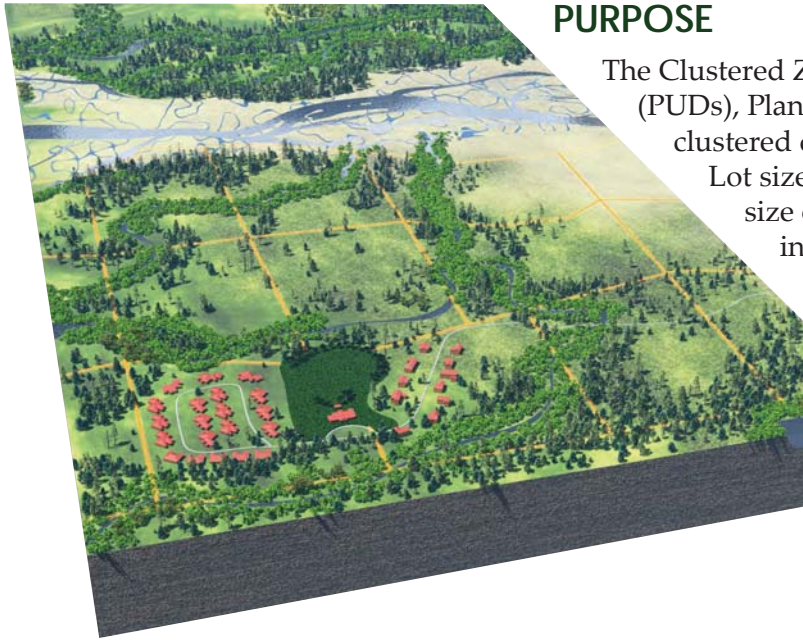
CHARACTERISTIC	CONSERVATION-2 (CN-2) CONCEPT	EXISTING NC-SF ZONE REGULATIONS
<i>Density</i>	1 unit per 35 acres	1 unit per 3, 6, 10, or 20 acres depending on slopes and groundwater
<i>Bulk & Scale</i>	Sliding scale based on .35 ratio of floor area to site area (FAR) on .25 acres and a maximum of 10,000 sf at 5 acres	Sliding scale with 5 break points allowing a .43 ratio of floor area to site area (FAR) on small lots and over 10,000 on properties over 10 acres
<i>Site Coverage</i>	5-40% ratio of impervious surface to site area 60% ratio of native landscape to site area	40-95% ratio of landscape to site area
<i>Maximum House Size</i>	8,000 sf habitable/10,000 sf total – including basements	8,000 sf habitable/10,000 sf total – basements exempt
<i>Primary Uses</i>	Single-Family Residential	Agriculture, Single-Family Residential
<i>Accessory Uses</i>	Single-Family: agriculture, guesthouse, apartment, home occupation	Agriculture: see “Agriculture Promotion” Single-Family: ARU, home occupation
<i>Conditional Uses</i>	Institutional uses at a neighborhood scale (e.g., park or community center)	Home business
<i>Setbacks</i>	Street: 25 ft, Rear: 25 ft, Side: 10 ft Resources: no change through this process	> 3 acres - Street: 50 ft, Rear: 40 ft, Side: 30 ft < 3 acres - Street: 25 ft, Rear: 25 ft, Side: 10 ft Resources: varies by resource
<i>Clustering</i>	Single development area, located as determined by natural resources, retaining right to privacy	none
<i>Stewardship</i>	Wildlife friendly design without impeding property rights	Wildlife friendly design

PERFORMANCE METRICS

How effective is this concept in implementing community policies?



ZONING: CLUSTERED (CL)



PURPOSE

The Clustered Zone is characterized by Planned Unit Developments (PUDs), Planned Residential Developments (PRDs), and other clustered developments that incorporate preserved open space. Lot sizes and housing types vary in the zone, but the overall size of each development is consistent with properties in the Pr or Cn-1 zone. For the most part, these developments are now platted and the individual lots are sold. The standards under which they were designed are not necessarily suited to guide redevelopment and buildout moving forward. The purpose of this district is to protect the preserved open space in existing conservation subdivisions and improve the design and management of the built areas to increase their wildlife permeability.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	CLUSTERED (CL) CONCEPT	EXISTING NC-PUD ZONE REGULATIONS
<i>Density</i>	1 unit per lot (unless otherwise entitled)	Determined by date of approval (mostly 1 unit per lot)
<i>Bulk & Scale</i>	1.3 times the Cn-1/Cn-2 allowance for a lot of the same size to account for open space	Varies by development
<i>Site Coverage</i>	1.3 times the Cn-1/Cn-2 allowance for a lot of the same size to account for open space	Varies by development
<i>Maximum House Size</i>	8,000 sf habitable/10,000 sf total – including basements	8,000 sf habitable/10,000 sf total – basements exempt
<i>Primary Uses</i>	Single-Family, Multi-Family, Apartments	Varies by development
<i>Accessory Uses</i>	Single-Family: agriculture, guesthouse, apartment, home occupation	Varies by development
<i>Conditional Uses</i>	Institutional and commercial uses at a neighborhood scale (e.g., community center, small market)	Varies by development
<i>Setbacks</i>	Street: 25 ft, Rear: 25 ft, Side: 10 ft Resources: no change through this process	Varies by development
<i>Clustering</i>	Single development area, located as determined by natural resources, retaining right to privacy	Established through development approval
<i>Stewardship</i>	Wildlife friendly design without impeding property rights	Varies by development

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

Detrimental

Neutral

Instrumental



ZONING: DEFINITIONS

CHARACTERISTIC	DEFINITION
<i>Density</i>	Density is the number of dwelling units allowed in a given amount of area. Density can be used to determine the number of lots that can be created through subdivision or the number of units that can be built on a parcel. However, regardless of size, each parcel is allowed at least one unit.
<i>Bulk & Scale</i>	Bulk & scale refers to the amount of floor area (square footage) above ground. It is usually related to the size of the parcel by some ratio or equation in order to maintain a proportionate amount of open space to building mass.
<i>Site Coverage</i>	Site coverage refers to the amount of a site that is developed with some surface other than landscape – for example the footprint of a building or a driveway. The inverse of site coverage is landscaped area.
<i>Maximum House Size</i>	Maximum house size refers to the limit on floor area (square footage) for any single dwelling unit. A dwelling unit includes the main house as well as any accessory buildings. Maximum house size is independent of bulk & scale as it is meant to address the impacts house size has on the community in addition to its mass.
<i>Primary Uses</i>	A primary use can be permitted as the only use of a property.
<i>Accessory Uses</i>	An accessory use is allowed so long as it is secondary to a primary use. For example, a home office may be allowed where it is secondary to the primary residential use of the property, while an office would not be allowed as the primary use on the property.
<i>Conditional Uses</i>	A conditional use is consistent with the general character of the zone, but requires unique conditions in order to address project specific impacts. For example a dude ranch is generally agricultural in character, but it is not agriculture and therefore certain aspects of the dude ranch operation require additional, on-going conditions to ensure agricultural character.
<i>Setbacks</i>	A setback is the distance away from a property line, natural resource, or other feature that a building must be located.
<i>Clustering</i>	Clustering refers to the grouping of development in a single area.
<i>Stewardship</i>	Stewardship refers to efforts to protect the viability of wildlife, natural resources, and open space through land use and design of development.